

# MORGAN H LEWIS



Asking Price £325,000

**Clifton Crescent, Wigan WN1 2LB**

- \*Substantial detached bungalow
- \*Desirable location convenient for Town Centre, Stations and Park
- \*Beautifully presented accommodation perfect for the downsizer
- \*Large loft space with potential to develop subject to approval
- \*Redecorated throughout and move in ready

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A fantastic opportunity to purchase a substantial detached bungalow occupying a desirable location within walking distance of the Town Centre and Railway Stations, the Hospital, Mesnes Park and Haigh Woodland Park.

The bungalow offers surprisingly spacious accommodation of character, there is central heating and double glazing, it has been redecorated throughout and is ready to move in and enjoy. The accommodation is flexible and would be perfect for a down-sizer, the bungalow would also suit a growing family as there is a large loft space which could be re-developed to provide further accommodation.

The bungalow briefly comprises: entrance vestibule with tiled floor, reception hall with original stained glass window, two built-in cloaks cupboards one with an original stained glass window. lounge at front with two windows and fireplace with living flame gas fire, dining room at rear with electric fire and french door leading to conservatory, fitted kitchen with glazed door leading into conservatory, utility room. Master bedroom at front with en-suite bathroom, two further intercommunicating bedrooms and fully fitted shower room. To the outside there are mature gardens to the front and rear, the rear enjoy a sunny south westerly aspect, there is driveway parking and a detached garage.

Bungalows of this quality are rarely available, there is no onward chain and viewings are essential to appreciate both the location and the quality of the accommodation available.

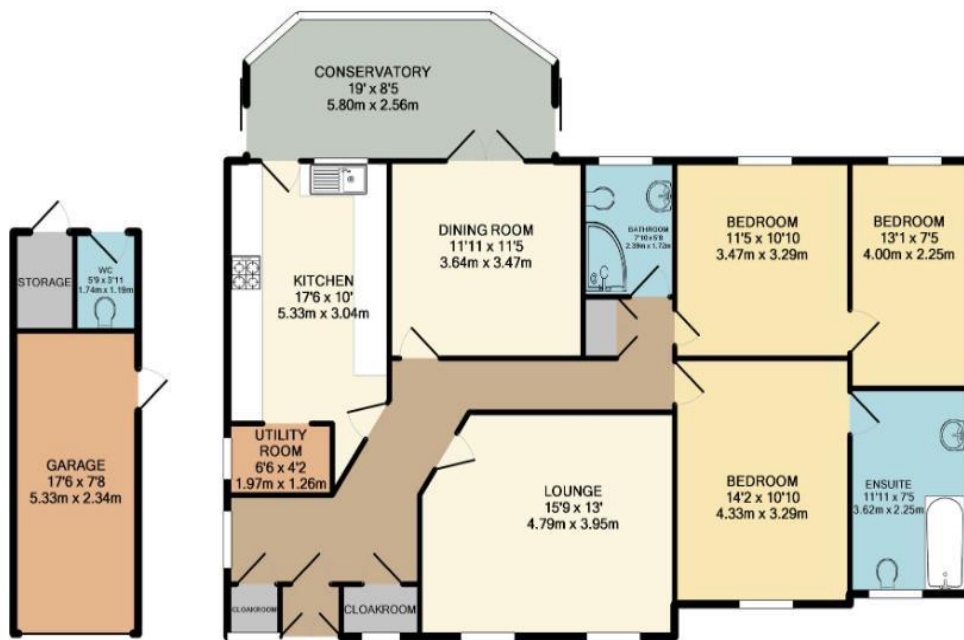
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GARAGE  
APPROX. FLOOR  
AREA 178 SQ.FT.  
(16.5 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 1368 SQ.FT.  
(127.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1546 SQ.FT. (143.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.